WARRANTY DEED

Karen Johnson Davidson County
Batch# 1366092 DEEDWARR
01/06/2026 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,422.65
20260106-0000862

STATE OF ~~TENNESSEE~~ CT.
COUNTY OF FAIRFIELD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384,500.00.

Nora M. Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/31/30
(AFFIX SEAL)

BENJAMIN MCEACHIN
CONNECTICUT NOTARY PUBLIC
MY COMMISSION # 169173
EXPIRES: MAY 31st 2030

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Kristine Nelson	NEW OWNER	187 05 0A 029.00
(NAME)	(NAME)	
1147 Frewin St.	1147 Frewin St.	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nora M. Morgan, an unmarried person**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Kristine M Nelson and Kenneth F Nelson Trust dated March 20, 2023**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Williamson, State of Tennessee, and is described as follows:

The Land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of BURKITT SPRINGS, PHASE 4B, of record in Instrument No. 20160802-0079556, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nora M. Morgan, an unmarried person, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170814-0083103, Scrivener's Affidavit recorded in Instrument No. 20171002-0100660, in the Register's Office of Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURKITT SPRINGS, PHASE 4B, as recorded in Instrument No. 20160802-0079556.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140110-0002949, as supplemented in Instrument No. 20170118-0005499, as amended in Instrument No. 20230206-0008336.
Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130514-0048379.

Common Open Space Deed recorded as Instrument No. 20221121-0123348.
Rules and Regulations recorded as Instrument No. 20240620-0046336.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 1147 Frewin St., Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 2ND day of January, 2026.

Nora M. Morgan

STATE OF CT.

COUNTY OF FAIRFIELD

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid,Nora M. Morgan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2ND day of January, 2026.

Notary Public

Printed Name: the undersigned

My Commission Expires: 5/31/30

BENJAMIN MCEACHIN
CONNECTICUT NOTARY PUBLIC
MY COMMISSION # 169173
EXPIRES: MAY 31st 2030

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

True Copy Certification

I, Jennifer Harris, do hereby make oath that the I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/5/26 (date of document).

Affiant Signature

1/5/26
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of January, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

